



# 357 N Generals Blvd

Lincolnton, NC 28092

Site

**Available for Sale or Lease**

+/- 10,386 SF 2nd Gen Restaurant on +/- 4.02 AC

## Property Overview

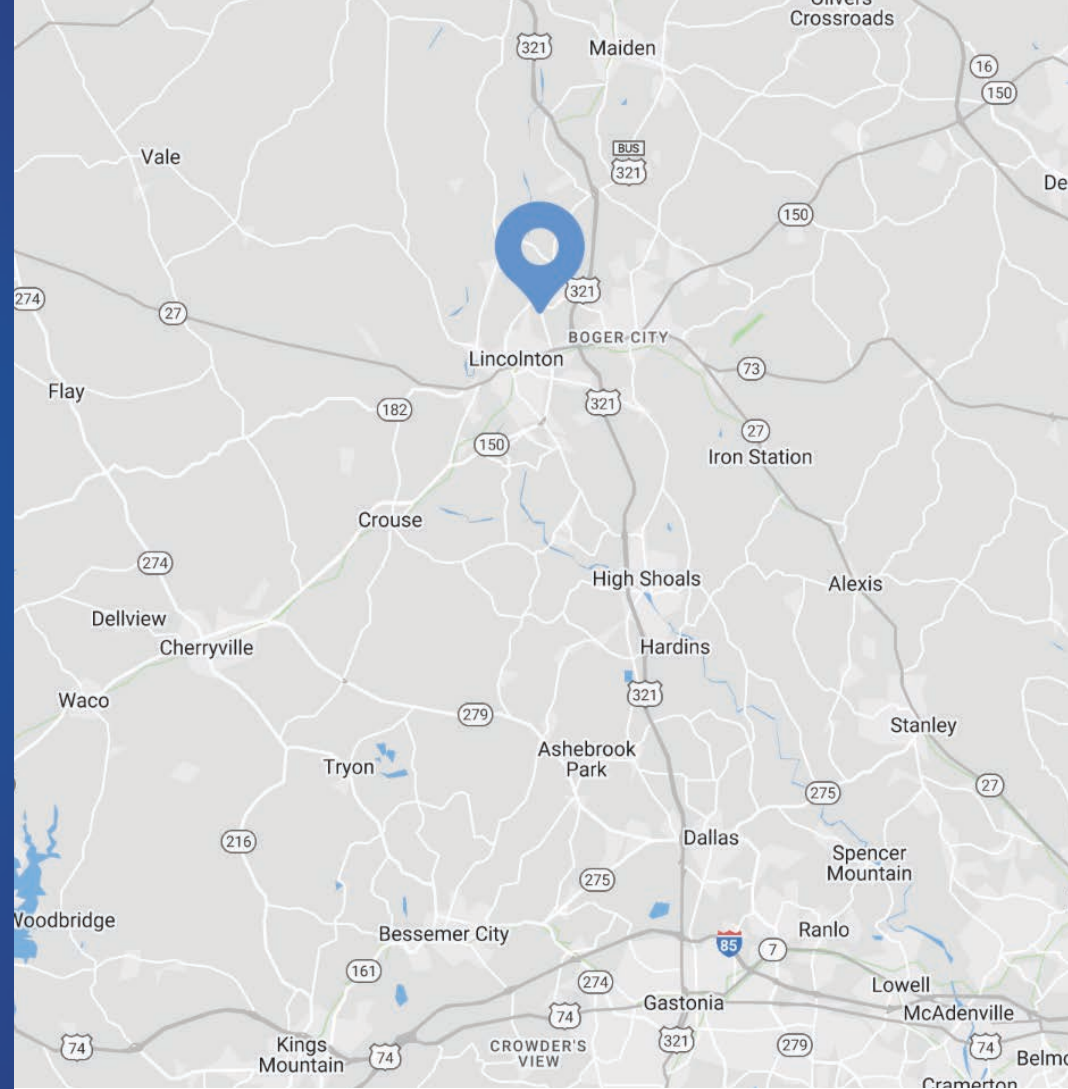
# 357 N Generals Blvd

## Available for Sale or Lease

The Nichols Company is pleased to offer 357 N Generals Blvd for sale or lease in Lincolnton, NC. This +/-10,386 SF second gen restaurant is situated on +/-4.02 AC, making the site a great opportunity for redevelopment. The property boasts ample parking, excellent visibility, easy accessibility, and signage opportunities. Zoned P-B, the site allows for a broad range of uses.

## Property Details

<b>Address</b>	357 N Generals Blvd   Lincolnton, NC 28092
<b>Availability</b>	+/- 10,386 SF Available for Sale or Lease
<b>Acreage</b>	+/- 4.02 AC
<b>Year Built</b>	1996
<b>Uses</b>	Retail and Services
<b>Parcel</b>	58277
<b>Zoning</b>	Pedestrian Business (P-B)
<b>Parking</b>	175 Spaces (16.1/1,000)
<b>Traffic Counts</b>	N Generals Blvd   12,000 VPD
<b>Lease Rate</b>	\$14/SF NNN



## Demographics

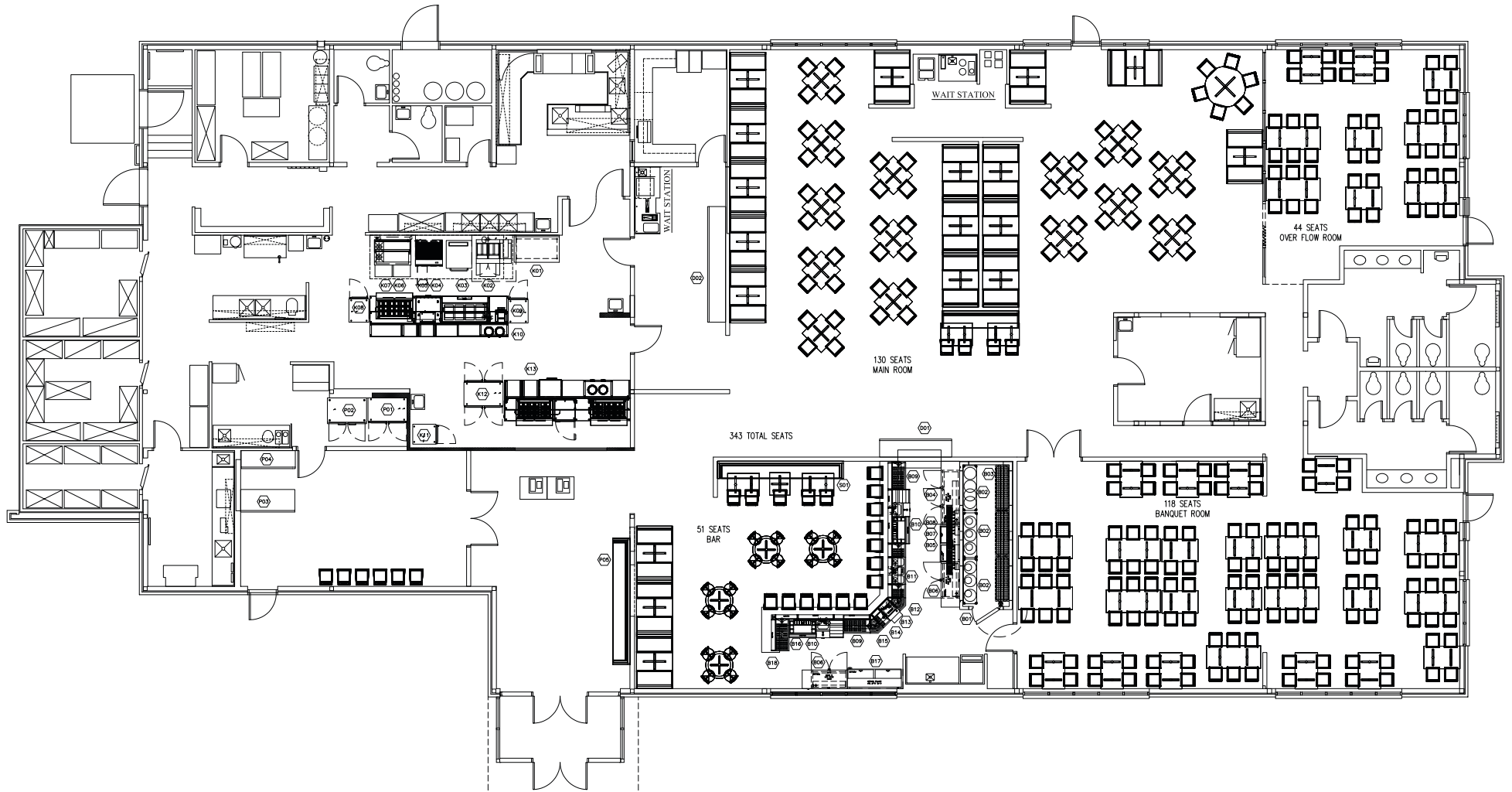
<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2023 Population</b>	3,419	17,728	31,421
<b>Avg. Household Income</b>	\$72,713	\$73,203	\$78,780
<b>Median Household Income</b>	\$58,475	\$56,477	\$61,207
<b>Households</b>	1,426	7,360	12,797
<b>Daytime Employees</b>	3,323	11,161	14,291



Available

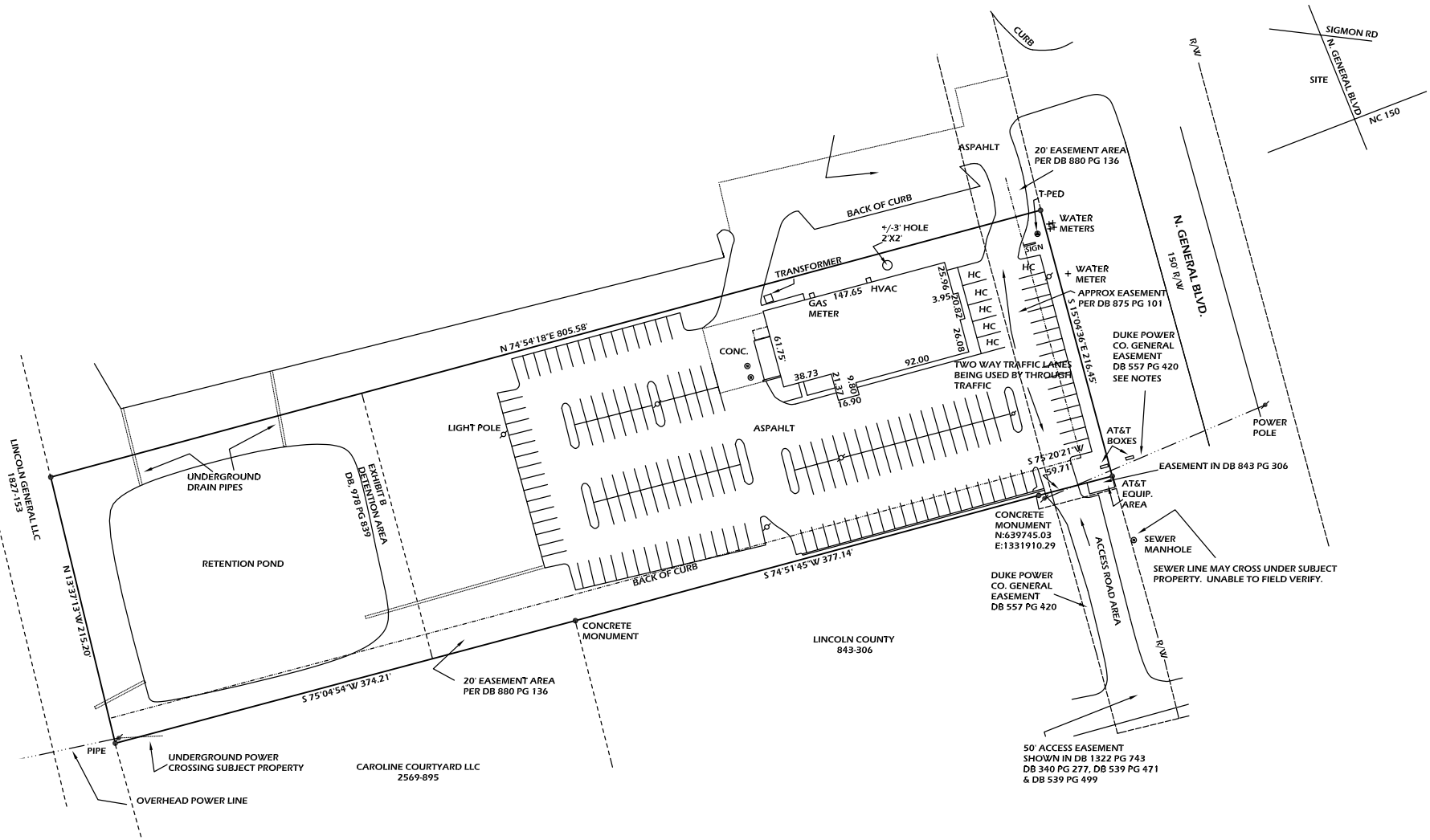
+/- 10,386 SF

 Virtual Tour

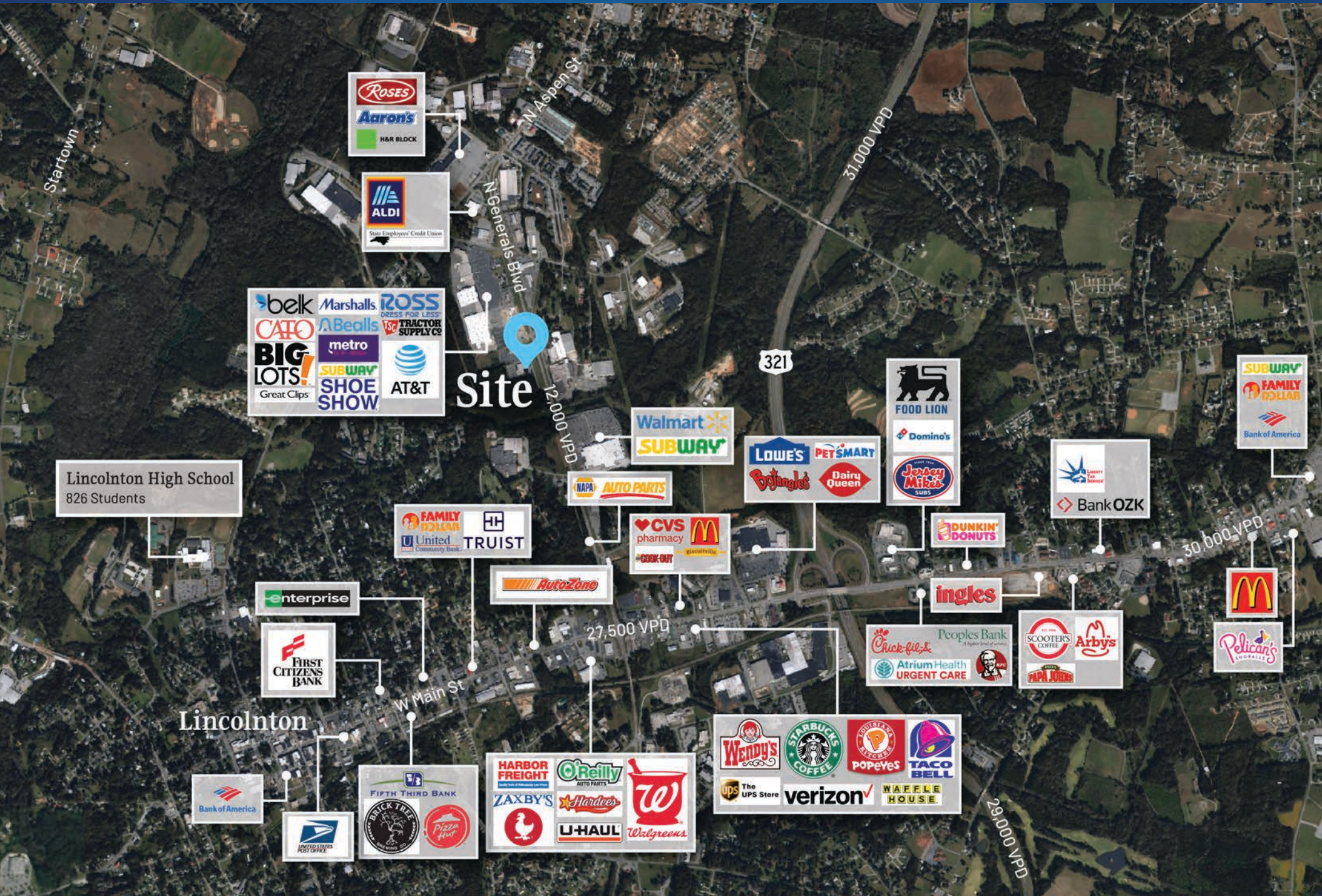




SEE PROPOSED  
40' STORM WATER  
EASEMENT PER PB F  
PG 180



# Market Overview



# Property Photos





Site

Contact for Details

**Kase Diehl**

(704) 373-9797

kase@thenicholscompany.com

**Taylor Barnes**

(704) 274-1224

taylor@thenicholscompany.com



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.